

**ALEXANDRIA TOWNSHIP COMMITTEE MEETING
MINUTES
August 8, 2018**

This meeting was advertised in the Hunterdon County Democrat, and notice posted in the
Alexandria Township Municipal Offices and the Alexandria Township Website,
(www.alexandrianj.gov) as required by the Open Public Meetings Act.

Meeting Called to order at 7:41 PM.

ROLL CALL:

PRESENT: Mayor Garay, Committeeman Pfefferle, Committeeman Kiernan, Township Attorney Dragan

ABSENT: None

FLAG SALUTE:

Mayor Garay led the flag salute.

TOWNSHIP COMMITTEE OVERSIGHT REPORTS:

Environmental Commission (EC)/Personnel-Mayor Garay

Looking to get more information out to residents on the Emerald Ash Borer Beetle and working with the Alexandria PTO regarding Community Day for next year.

Aging Coordinator Report/Mayor Garay:

Fliers were mailed out in the tax bills announcing a kick off meeting for residents 55 and over on September 12, 2018 from 11:00 AM to 1:00 PM at the Alexandria Township Municipal Offices. There will be speakers and refreshments.

DPW/Park & Rec-Comm. Kiernan

The Park/Rec meeting is scheduled for August 14th at 7:30 PM.

DPW Chair Comm. Kiernan read the following report prepared by DPW Foreman Griffith:

Park Maintenance:

- Grass mowing 57.5 Hrs.
- Garbage and Recycling 6.5 Hrs.
- Weed whacking 4.0 Hrs.

Gravel Roads:

- Goritz, Schick, Mt. Salem, and Whitehall Rd. required a touch up due to the heavy rains.

Tree Maintenance:

- Sweet Hollow Rd- multiple trees came down, mainly in the creek with 1 large tree blocking the road, tree in the roadway was removed.
- Rick Rd-Trimmed 2 trees to help visibility above Hemingway

Alexandria Dr:

- 64 tons of base repair to the asphalt
- 550' of asphalt curb repair
- Changed out drainage inlet castings
- Spread topsoil behind the asphalt curb where repaired

Oil and Chip Program:

- Cedar Bridge-cleaned the cracks in the asphalt along the Belgium Block and cracks in the asphalt in the roadway with compressed air and pressure washed. After the area dried then the cracks were filled with Ployflex Type 2.
- Tinsman Road- cleaned and filled cracks in the asphalt plus cleaned the asphalt along edge of pavement-dirty road.

Equipment Maintenance ongoing

Agriculture/Open Space Commission:

Chair Evans informed the Township Committee that new application forms have been made to make the process of applying for farm preservation easier. The new application is longer but there is less to fill out and more explanations at each question for someone who is filling out the application. The new application is for Municipal and County PIG applications. A seminar is being planned for the fall pertaining to farm preservation.

PUBLIC COMMENT FOR AGENDA RELATED MATTERS ONLY:

None

OLD BUSINESS:

- Penn East Update

Environmental Commission Member Jackie Freedman noted that the Judge has not made a decision to date. A decision could be made as late as May of 2019.

- Curtis Paper Demolition

A meeting was held in Milford on July 23rd. The demolition is scheduled but no dates have been set.

- Ordinance 2018-007 Fixing the Salaries of the Various Officers and Employees of Township for the Year 2018-***2nd Reading***

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to open public comment for Ordinance 2018-07.

Roll Call: Aye: Garay, Pfefferle, Kiernan

Nay: None

Abstain: None

Motion Carried

As there were no public comments, Comm. Pfefferle made a motion, seconded by Comm. Kiernan to close public comment for Ordinance 2018-07.

Roll Call: Aye: Garay, Pfefferle, Kiernan

Nay: None

Abstain: None

Motion Carried

Comm. Kiernan made a motion, seconded by Comm. Pfefferle to adopt Ordinance 2018-07.

Roll Call: Aye: Garay, Pfefferle, Kiernan

Nay: None

Abstain: None

Motion Carried

NEW BUSINESS:

- Proclamation: September 2018 as Square Dance Month

Mayor Garay read a Proclamation proclaiming that September 2018 as Square Dance month. A copy of this proclamation is attached.

- Shared Services Agreement with Bethlehem Township for the Provision of Fuel

Comm. Pfefferle made a motion, seconded by Comm. Kiernan the Shared Service Agreement with Bethlehem Township for the Provision of Fuel.

Roll Call: Aye: Garay, Pfefferle, Kiernan

Nay: None

Abstain: None

Motion Carried

- Resolution 2018-092 Miller Cost Share

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to approve Resolution 2018-092.

Roll Call: Aye: Garay, Pfefferle, Kiernan

Nay: None

Abstain: None

Motion Carried

**RESOLUTION 2018- 092 PROVIDING FOR FINAL APPROVAL OF COST SHARE FOR THE
ALICE MILLER FARM
BLOCK 9, LOT 10 AND BLOCK 10, Lot 74**

WHEREAS, the New Jersey State Agriculture Development Committee (SADC) has certified a market value (CMV) of \$7,700.00 per acre for the development easement on property in the Township of Alexandria known as Bl. 9, Lot 10 and Bl. 10, Lot 74 consisting of approximately 67.29 +/- acres, with one non-severable exception area totaling approximately 1.5 +/- acres, owned by Alice C. Miller ("Owner") also known as the "Alice Miller Farm", which farm is contained in Alexandria Township's Round Municipal Planning Incentive Grant list of farms and for which the Property Owners made an individual application to the Hunterdon County Planning Incentive Grant Program; and

WHEREAS, the aforementioned 1.5 +/- acre non-severable exception area contains a single family residence; and

WHEREAS, the Property appears to have zero (0) single family residences, zero (0) agricultural labor units and no pre-existing, non-agricultural uses outside of the exception area; and

WHEREAS, the Township has been advised that the SADC's proposed cost share for said farm will be at approximately 60% of the CMV with a resulting cost-share from the County of Hunterdon and the Township of Alexandria at 20% of CMV each, or approximately \$1,540.00 per acre; and

WHEREAS, the Township notified the Property Owner of the CMV and has received a written acceptance from her by her attorney in fact Harold M. Miller, Jr. dated August 3, 2018.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey:

1. Grants, authorizes and commits its final approval to fund the purchase of the development easement by the County of Hunterdon on the Alice Miller Farm owned by Alice C. Miller known as Bl. 9, Lot 10 and Block 10, Lot 74 in the Township of Alexandria and County of Hunterdon, based on the cost share calculated by the SADC in the amount of 20% of the CMV of \$7,700.00 per acre (65.79 +/- acres x \$ 1,540 +/- = \$ 101,316.60 +/-), subject to any adjustments for survey or title.

2. Funding for Alexandria Township's portion of the cost share for acquisition of the development easement will come from the Township's Farmland/Open Space Trust Fund.

3. The Township's funding is conditioned on both the SADC and the County of Hunterdon adopting final resolutions approving their respective cost-shares and the County of Hunterdon entering into a contract with the Property Owners for the purchase of the development rights easement on the Alice Miller farm, Bl. 9, Lot 10 and Block 10, Lot 74 in Alexandria Twp.

BE IT FURTHER RESOLVED, that the Municipal Clerk is directed to forward certified copies of this Resolution to the Hunterdon County Agricultural Development Board and the New Jersey State Agriculture Development Committee as requested and required.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

- Resolution 2018-093 Extending the Grace Period of the payment of the 3rd Quarter 2018 Real Estate Taxes

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to approve Resolution 2018-093.

Roll Call: Aye: Garay, Pfefferle, Kiernan

Nay: None

Abstain: None

Motion Carried

RESOLUTION 2018- 093 Extending the Grace Period of the Payment of the Third Quarter 2018 Real Estate Taxes

WHEREAS, N.J.S.A. 54:4-66.3(d) requires that at least 25 days elapse between the time tax bills are mailed to the date taxes are due; and **WHEREAS**, it is the desire of the Township Committee of the Township of Alexandria to allow sufficient time for preparation and mailing of the 2018-2019 tax bills after the rate has been struck and for compliance with the statute first above cited.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Alexandria, County of Hunterdon and State of New Jersey, that the grace period for the payment of the 3rd quarter 2018 property tax installment is extended to August 22, 2018,

BE IT FINALLY RESOLVED, that any tax payments received after August 22, 2018, will be assessed interest from August 1, 2018.

ENGINEER'S REPORT:

Township Engineer Decker provided the following report:

Meetings Attended:

August 7, 2018 Land Use Board Meeting – Frenchtown Home Care Public Hearing

Municipal Projects:

2018 Municipal Aid-Mount Salem Road-Design plans and specifications have been submitted to NJDOT for review and approval prior to advertising for public bidding.

2019 NJDOT State-Aid Application-NJDOT announced that they are accepting applications for 2019 Local Aid projects. Applications are due October 8, 2018. Currently working with Glenn Griffith for a recommendation.

Active Site/Subdivision Construction Projects:

Sky Manor Airpark-Continue to work through the access issue and performance bond with Township Attorney review.

Active & Prospective Board Applications:

- 1.) Hemingway Estates-Applicant is seeking release of his performance guaranty. Township Staff is resolving accounting of escrow and status of remaining guaranty. Remains unresolved.
- 2.) Cole Subdivision-Revised deeds were received and found to be in order.
- 3.) Frenchtown Care Home Inc.-Application for Zoning Interpretation, Variances and Site Plan for a Residential Care Facility was approved at the August 7, 2018 Land Use Board meeting.

Miscellaneous:

- 1.) NJDEP Stormwater Management-As a reminder that actions are required by the Township over the upcoming year as outlined in our April 6, 2018 memorandum including the identifying SWM facilities and contacting the responsible party for an annual inspection report.
- 2.) Tax Map Revisions Tax Map revisions have been completed and provide to the Tax Assessor.
- 3.) Delaware River Tubing-Resolution compliance has been put on hold due to depleted escrow. CD of public hearings has been provided to Guy DeSapio for review of items of differing opinion. Scheduled for August 27th court appearance for Zoning violations.

2018 Oil & Chip Specifications:

Asphalt Paving Systems is scheduled to chip seal the roads Monday August 13th.

Sign Ordinance:

Per request of Land Use Board-working with Twp. Planner to revise sign ordinance, specifically the setback requirements.

Event Permit:

Work with Land Use Board and Twp. Planner to develop an event permit.

The Township Committee will follow up with Township Engineer Decker about getting a bid package together for the Mt. Salem road project and starting on the new Stormwater Management requirements for detention basins.

APPROVAL OF MINUTES:

- July 11, 2018 Executive Meeting
- July 11, 2018 Township Meeting

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to approve the above meeting minutes.

Roll Call: Aye: Garay, Kiernan, Pfefferle

Nay: None

Abstain: None

Motion Carried

BILL LIST:

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to approve the July 11, 2018 bill list.

Roll Call: Aye: Garay, Pfefferle, Kiernan

Nay: None

Abstain: None

Motion Carried

PUBLIC COMMENT ON GENERAL MATTERS:

- Representatives from Standard Farms made a presentation to the Township Committee about their business and their desire to operate within the Township. Standard Farms is a grower and processor of medical marijuana. Standard Farms is proposing to purchase an 80 + acre parcel that is secluded for discretion and security. A 21.5k sq. ft. processing area and 15k sq. ft. hybrid greenhouse would be built on the property. Standard Farms currently operates in White Haven, PA .The State of New Jersey will be offering 6 medical marijuana licenses throughout the State; two licenses in the Northern Region, two in the Central Region, and two Southern Region of the State. The application deadline for businesses looking to obtain a license is August 31st.
- Comm. Kiernan will look into a program with the Post Office that can add the Township name to current zip codes throughout the Township so that the Township receives name recognition.

CORRESPONDENCE/ANNOUNCEMENTS:

- **Dumpster Day Reminder:** Saturday, August 18, 2018 from 8:00 AM to 10:00 PM.
- Attention Residents 55 and over!!! Alexandria Township is looking for people who are interested in forming or joining a 55+ group. A kick-off meeting will be held at the municipal office on September 12, 2018 from 11:00 AM to 1:00 PM.

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to go into Executive Session. **(Time 9:16 PM.)**

Roll Call: Aye: Garay, Pfefferle, Kiernan

Nay: None

Abstain: None

Motion Carried

Open Public Meetings Act RESOLUTION- Executive Session

WHEREAS, N.J.S.A. 2:4-12, Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist:

NOW, THEREFORE, BE IT RESOLVED by the Township of Alexandria, County of Hunterdon, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows:

_____ A confidential or excluded matter under Federal or State Law or Court Rule.

_____ A matter involving information that may impair the Township's rights to receive funds from the United States Government.

_____ A matter constituting an unwarranted invasion of an individual's privacy rights.

_____ Collective Bargaining Agreement or negotiation of the Agreement.

_____ Matters involving the purchase, lease or acquisition of real property with public funds which it could adversely affect the public interest if discussion were disclosed.

_____ Tactics and techniques to protect the safety and property of the public, including investigations of violations or potential violations of the law.

 X Pending or anticipated litigation or contract negotiations in which the public body is or may become a party.

Delaware River Tubing

**Penn East Pipeline Co. LLC v. Kroese, et. al.
Kappus Farm B-18, L-9.02**

☒ Matters falling within the attorney-client privilege.

**NJ Clown Farm
Voter Referendum
Shared Service**

☒ Personnel matters involving a specific employee or officer of the Township.
Part-Time DPW help at Park

☐ Deliberations of the Township occurring after a public hearing that may result in the imposition of a specific penalty or suspension or loss of a license or permit.

3. It is anticipated at this time that the above matter will be made public: at the conclusion of the litigation and at such time as attorney client confidentiality is no longer needed to protect confidentiality and litigation strategy.
4. The executive session minutes will be placed on file in the township clerk's office, and will be available to the public as provided for by New Jersey law.
5. This Resolution shall take effect immediately.

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to return to Public Session (**10:17 PM**).

Roll Call: Aye: Garay, Pfefferle, Kiernan

Nay: None

Abstain: None

Motion Carried

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to authorize Twp. Atty. Dragan to go out for appraisal proposals for Kappus Farm B-18, L-9.02.

Roll Call: Aye: Garay, Pfefferle, Kiernan

Nay: None

Abstain: None

Motion Carried

The following matters were discussed in Executive Session:

- Delaware River Tubing
- Letters have been mailed to Guy DeSapio, Esq. indicating that escrows are in arrears.
- Clown Farm

A settlement offer of \$3,000.00 was made and accepted by Denise Burger. Twp. Atty. Dragan will draft a letter to send to Burger's Attorney, John Caleca, ESQ. with the terms of the settlement. Another court date is scheduled for September 5th to finalize the settlement in front of Judge Shamey.

- Joint Court

Mayor Garay will follow up with Mayor Dodd of Kingwood Township.

- Penn East

No update.

- Part-Time DPW Employee for Park

An hourly rate of \$15.00 will be paid for this position.

- Voter Referendum/School Election

County Clerk Melfi received a certified resolution approved by the Township Committee on July 11, 2018. The Township Committee would like to draft a press release.

- Shared Services

Comm. Pfefferle would like to put together a letter.

- Kappus Farm Preservation Application B-18, L-9.02

The Township reviewed a Farm Preservation Green Light letter from the SADC for Kappus Farm B-18, L-9.02.

MOTION TO ADJOURN

Comm. Pfefferle made a motion, seconded by Comm. Kiernan to adjourn at 10:17 PM.

Roll Call: Aye: Garay, Pfefferle, Kiernan

Nay: None

Abstain: None

Motion Carried

Meeting Adjourned at 10:17 PM.

Respectfully Submitted:

Michele Bobrowski, RMC

Township Clerk

I hereby certify that I have reviewed these Minutes of the Township Committee Meeting of August 8, 2018 and certify that said Minutes were approved unanimously by the Township Committee on the 12th day of September.

Michelle Garay, Mayor

